



November 11, 2015

Mr. Thomas Hovel
Planning Department
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

Re: Syene Road CSM (Application CS-2060-15)

Dear Mr. Hovel:

I am writing to request that the City of Fitchburg re-consider approval of CSM Application CS-2060-15.

This CSM was previously approved by the City, however the requirement that it be executed and recorded within 90 days of approval lapsed while we waited for DNR concurrence to the wetland delineation. Concurrence has now been received and the CSM Map has been updated to show the wetland location.

Sincerely,

Downtown Fitchburg II L.L.C.

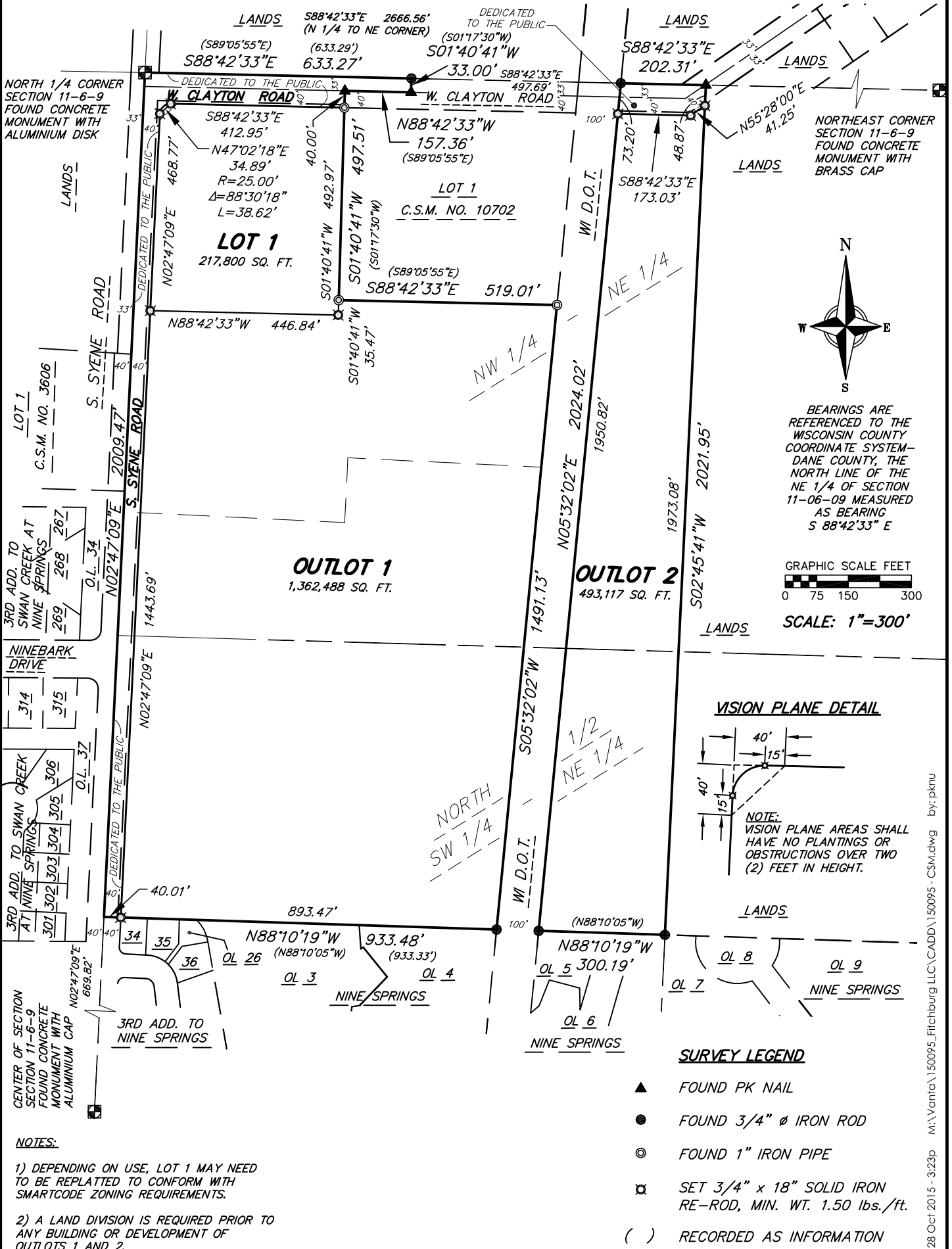
By: Vanta Commercial Properties LLC, Manager

A handwritten signature in black ink, appearing to read "Randall J. Guenther", written over a horizontal line.

Randall J. Guenther, CEO & CFO

CERTIFIED SURVEY MAP No.

PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE NORTH 1/2 OF THE SW 1/4
OF THE NE 1/4 OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

DATE: 5/18/2015

REV: 6/9/2015

Drafted By: PKNU

Checked By: PKNU

SURVEYED FOR:

Downtown Fitchburg II,
LLC
708 Heartland Trail
Suite 1600
Madison, WI 53717

Doc. No. _____

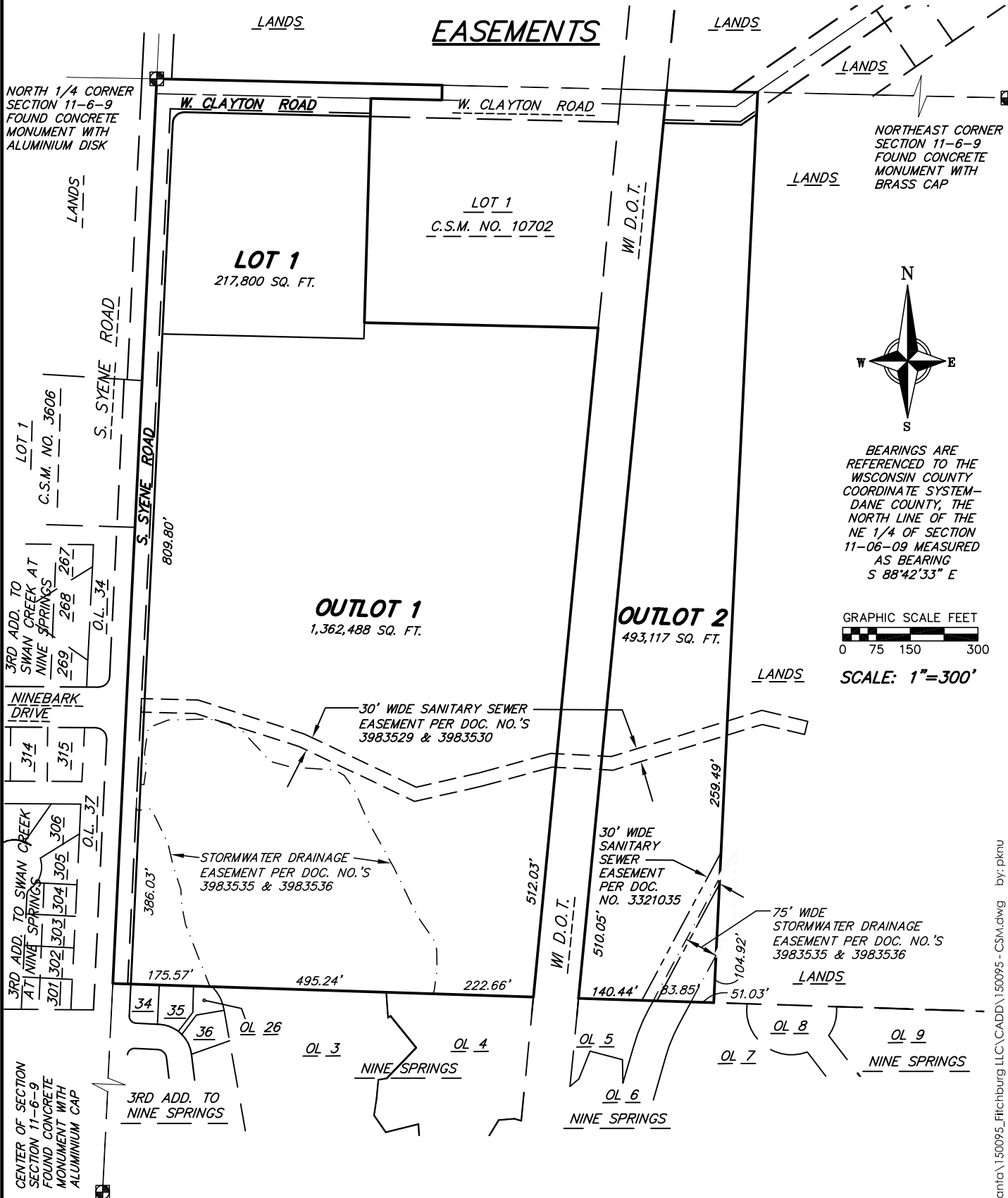
C.S.M. No. _____

Vol. _____ Page _____

SHEET
1 OF 6

CERTIFIED SURVEY MAP No. _____

PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE NORTH 1/2 OF THE SW 1/4
OF THE NE 1/4 OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



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999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

DATE: 5/18/2015

REV: 6/3/2015

Drafted By: PKNU

Checked By: PKNU

SURVEYED FOR:

Downtown Fitchburg II,
LLC
708 Heartland Trail
Suite 1600
Madison, WI 53717

Doc. No. _____

C.S.M. No. _____

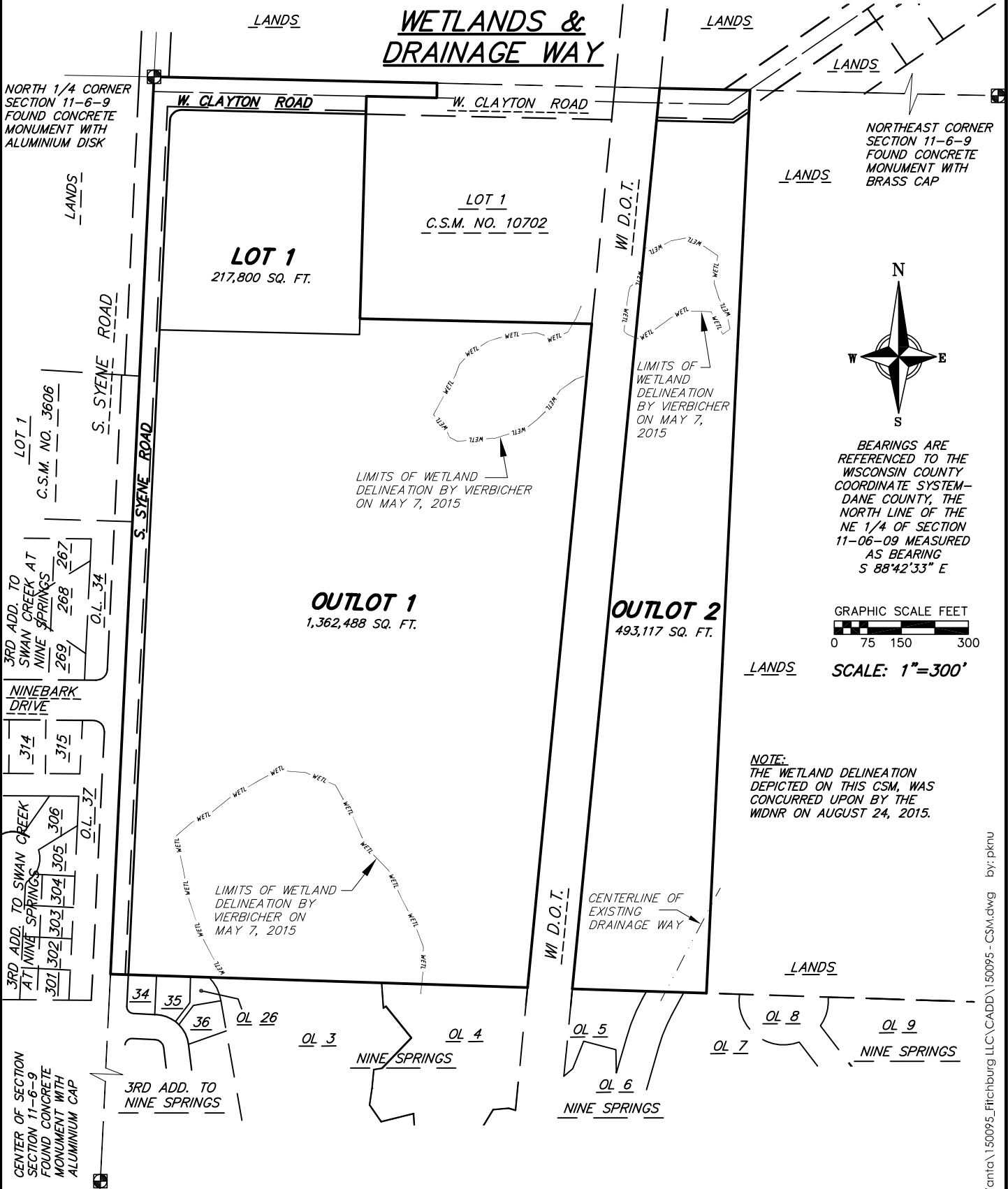
Vol. _____ Page _____

SHEET
2 OF 6

28 Oct 2015 - 3:26p M:\Vanta\150095_Fitchburg LLC\CADD\150095 - CSM.dwg by: pknv

CERTIFIED SURVEY MAP No. _____

PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE NORTH 1/2 OF THE SW 1/4
OF THE NE 1/4 OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



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planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

DATE: 5/18/2015

REV: 10/28/2015

Drafted By: PKNU

Checked By: PKNU

SURVEYED FOR:

Downtown Fitchburg II,
LLC
708 Heartland Trail
Suite 1600
Madison, WI 53717

Doc. No. _____

C.S.M. No. _____

Vol. _____ Page _____

SHEET
3 OF 6

28 Oct 2015 - 3:57p M:\Vanta\150095_Fitchburg LLC\CADD\150095 - CSM.dwg by: pknv

CERTIFIED SURVEY MAP No. _____

PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE NORTH 1/2 OF THE SW 1/4
OF THE NE 1/4 OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

SURVEYOR’S CERTIFICATE

I, Paul R. Knudson, Professional Land Surveyor, S-1556, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin State Statutes, Chapter A-E 7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Fitchburg in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: Paul R. Knudson

Date: _____

Signed: _____
Paul R. Knudson, P.L.S. S-1556

LEGAL DESCRIPTION

Part of the Northwest Quarter of the Northeast Quarter and part of the North Half of the Southwest Quarter of the Northeast Quarter of Section 11, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, described as follows:

Beginning at the North Quarter corner of said Section 11; thence S 88°42’33” E, 633.27 feet along the north line of the Northeast Quarter of said Section 11; thence S 01°40’41” W, 33.00 feet; thence N 88°42’33” W, 157.36 feet to the northwest corner of Certified Survey Map (CSM) Number 10702, recorded in Volume 63 of Certified Surveys on Pages 285-286, as Document Number 3677110; thence S 01°40’41” W, 497.51 feet along the west line of said CSM No. 10702 to the southwest corner of Lot 1, CSM No. 10702; thence S 88°42’33” E, 519.01 feet along the south line of said Lot 1 to the intersection with the westerly right-of-way of the Wisconsin Department of Transportation lands described in a Quit Claim Deed, recorded as Document Number 5123697; thence S 05°32’02” W, 1491.13 feet along said westerly right-of-way to the intersection with the south line of said North Half of the Southwest Quarter of the Northeast Quarter; thence N 88°10’19” W, 933.48 feet along the south line of the North Half of the Southwest Quarter of the Northeast Quarter to the intersection with the west line of said Northeast Quarter; thence N 02°47’09” E, 2009.47 feet along the west line of said Northeast Quarter to the Point of Beginning.

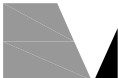
and ALSO,

Part of the Northwest Quarter of the Northeast Quarter and part of the North Half of the Southwest Quarter of the Northeast Quarter of Section 11, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, described as follows:

Commencing at the North Quarter corner of said Section 11; thence S 88°42’33” E, 1130.96 feet along the north line of the Northeast Quarter of said Section 11 to the intersection with the easterly right-of-way of the Wisconsin Department of Transportation lands described in a Quit Claim Deed, recorded as Document Number 5123697 and the Point of Beginning; thence S 88°42’33” E, 202.31 feet along the north line of said Northeast Quarter to the northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 11; thence S 02°45’41” W, 2021.95 feet along the east line of said Northwest Quarter of the Northeast Quarter and the east line of said North Half of the Southwest Quarter of the Northeast Quarter to the southeast corner of said North Half of the Southwest Quarter of the Northeast Quarter; thence N 88°10’19” W, 300.19 feet along the south line of said North Half of the Southwest Quarter of the Northeast Quarter to the intersection with said easterly right-of-way; thence N 05°32’02” E, 2024.02 feet along said easterly right-of-way to the Point of Beginning.

Said parcels containing 2,205,483 square feet or 50.6309 acres, more or less.

28 Oct 2015 - 3:28p M:\Vanta\150095_Fitchburg LLC\CADD\150095 - CSM.dwg by: pkn



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OF THE NE 1/4 OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Downtown Fitchburg II, LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that we caused land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented hereon. We further certify that this Certified Survey Map is required by s. 236.10 or 236.12 Wisconsin Statutes, to be submitted to the City of Fitchburg for approval.

IN WITNESS WHEREOF, the said Downtown Fitchburg II, LLC, has caused these presents to be signed by Vanta Commercial Properties L.L.C., its Manager, Randall J. Guenther, Chief Executive Officer and Chief Financial Officer, at Madison, Wisconsin, on this _____ day of _____, 20____.

In the Presence of:

Downtown Fitchburg II, LLC

By: *Vanta Commercial Properties L.L.C., its Manager*

By: _____
Randall J. Guenther
Chief Executive Officer and Chief Financial Officer

Witness: _____

State of Wisconsin)
County of Dane) ss

Personally came before me this _____ day of _____, 20____, the above named, Randall J. Guenther, Chief Executive Officer and Chief Financial Officer of the above named Vanta Commercial Properties L.L.C., to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission Expires: _____

MORTGAGEE CERTIFICATE

BMO Harris Bank, N.A., a banking corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said BMO Harris Bank, N.A., has caused these presents to be signed by _____, its _____, at Madison, Wisconsin, on this _____ day of _____, 20____.

BMO Harris Bank, N.A.

By: _____
(name), (title)

State of Wisconsin)
County of Dane)ss.

Personally came before me this _____ day of _____, 20_____,
_____, of the above named banking corporation, to me known to be the persons who
executed the foregoing instrument, and to me known to be such _____ of said banking
corporation, and acknowledged that they executed the foregoing instrument as such officer as the deed
of said banking corporation, by its authority.

Notary Public, State of Wisconsin

My Commission expires: _____

28 Oct 2015 - 3:28p M:\Vanta\150095_Fitchburg LLC\CADD\150095 - CSM.dwg by: pknu



CERTIFIED SURVEY MAP No. _____

PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE NORTH 1/2 OF THE SW 1/4
OF THE NE 1/4 OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

CITY OF FITCHBURG APPROVAL CERTIFICATE

This Certified Survey Map, including any dedications shown hereon, has been duly filed with and approved by the City Council of the City of Fitchburg, Dane County, Wisconsin.

Date: _____

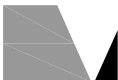
By: _____
Patti Anderson, City Clerk

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20____,
at _____ o'clock _____m. and recorded in Volume _____ of Certified
Surveys on Pages _____, as Document No. _____

Dane County Register of Deeds

28 Oct 2015 - 3:29p M:\Vanta\150095_Fitchburg LLC\CADD\150095 - CSM.dwg by: pkn





August 24, 2015

WIC-SC-2015-13-02295

Andrew Geffert
Vierbicher Associates, Inc.
999 Fourier Drive
Madison, WI 53717

RE: Wetland Delineation Report for an approximately 50 acre project area located in the NE1/4 of the NE1/4 of Section 11, Township 6 North, Range 9 East, City of Fitchburg, Dane County

Dear Mr. Geffert:

We have received and reviewed the wetland delineation report prepared for the above mentioned site by Vierbicher Associates, Inc. This letter will serve as confirmation that the wetland boundaries as shown on the attached wetland delineation map are acceptable. Any filling or grading within these areas will require DNR approvals. Our wetland confirmation is valid for five years unless altered site conditions warrant a new wetland delineation be conducted.

In order to comply with Chapter 23.321, State Statutes, please supply the department with an electronic file, in CAD or GIS format, of all wetland boundaries delineated within the project area. The electronic file should utilize a State Plane Projection, and be overlain onto recent aerial photography. If a different projection system is used, please indicate what system the data are projected to. Please send these data to Calvin Lawrence (608-266-0756, or calvin.lawrence@wisconsin.gov).

There is a potentially navigable stream identified on the property. DNR Chapter 30 permits will be needed if earthwork (filling, dredging, etc.) or structures (culverts, bridges, erosion control, etc.) are proposed in or adjacent to the waterway. The Wetland ID program recommends that a navigability determination be conducted on the waterway in the southeast portion of the property.

If you are planning development on the property, you are required to avoid take of endangered and threatened species, or obtain an incidental take authorization, to comply with the state's Endangered Species Law. To insure compliance with the law, you should submit an endangered resources review form (Form 1700-047), available at <http://dnr.wi.gov/topic/ERReview/Review.html>. The Endangered Resources Program will provide a review response letter identifying any endangered and threatened species and any conditions that must be followed to address potential incidental take.

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

In addition to contacting WDNR, be sure to contact your local zoning office and U.S. Army Corps of Engineers to determine if any local or federal permits may be required for your project. There is the potential that some of the delineated wetland within this project area may be considered artificial and exempt from state regulation. Artificial/exempt wetland determinations are fee based and require a separate application.

If you have any questions, please contact me at (262) 574-2115 or email Neil.Molstad@wisconsin.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Neil Molstad', with a stylized flourish at the end.

Neil Molstad
Wetland Identification Specialist

cc: Waukesha Office, Project Manager, U.S. Army Corps of Engineers
Thomas Hovel, Planning and Zoning Administrator, City of Fitchburg
Wendy Peich, DNR Water Management Specialist
Eric Rortvedt, DNR Stormwater Engineer

Attachments:

General Project Area Location Map
Project Area Wetland Delineation Map

Latitude No. 43.00



Surface Water Data Viewer Map



Legend

- Rivers and Streams
- Open Water

Wetland Delineation Area

1: 23,003



0.7 0 0.36 0.7 Miles

NAD_1983_HARN_Wisconsin_TM
© Latitude Geographics Group Ltd.

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/org/legal/>

Notes

Vanta Fitchburg LLC Location

Wetland Exhibit
Vanta Fitchburg, LLC.
City of Fitchburg
Dane County, Wisconsin

REEDSBURG - MADISON - PRAIRIE DU CHIEN
 Courier Drive, Suite 201 Madison, Wisconsin 53717
 Phone: (608) 826-0532 Fax: (608) 826-0530

